



ASSOCIATION NEWSLETTER

March 4, 2011

FOUNDATION WORK AT BLDG 7606 COMPLETE

The foundation work at 7606 is now complete. Thank you to all the residents of this building for your patience and cooperation.

TREE WORK FINISHED

Recently, the Association had some trees trimmed and, if needed, removed. This work was done to promote safety and health of the trees. If a tree was deemed too diseased or poses a potential danger to the residents or building, it was cut down. The Board has plans to replace the removed trees. Additionally, the eucalyptus trees are continually being treated to encourage growth.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

LEAVING FOOD OUTSIDE ATTRACTING UNWANTED ANIMALS

As a reminder, you live in an area where there are wild animals constantly roaming and foraging around at night. Please do not leave any food outside...even if you live on the 2nd or 3rd floor. These animals (raccoons, skunks, opossums, rodents, etc.) can become dangerous when they're trying to get to their food or are surprised. Thank you.

RE-ROOFING OF 7602, 7606, 7610 PLANNED IN THE NEAR FUTURE

As part of the on-going maintenance program, Bldgs 7602, 7606, and 7610 will be reroofed in the near future. The work will be done by Home Roofing of Santa Barbara (692-0012). Please stay tuned for more information as it becomes available.

LAUNDRY MACHINES CAUSING DISTURBANCE AFTER 10PM

When doing your laundry, please be sure to *finish* your last load before 10PM. Otherwise, your neighbor will be bothered by the noise of the machine running or the beeping from the dryer. Thank you for your cooperation.

FINANCIAL STATEMENT AVAILABLE

The annual review of the Association's books is now complete. It is essentially the same as the monthly report you receive and the annual budget form. If you would like a copy, please call the number below.

ASSOCIATION WELCOMES NEW MEMBERS

The Association would like to welcome its latest members: Mr. J. Pizano & Ms. T. Pizano.

MOTORCYCLES & SCOOTERS SHOULD PARK IN DESIGNATED SPACES

As you know, parking spaces are at a premium throughout the complex. If you have a motorcycle or scooter, please refrain from taking up a whole unassigned parking stall. Please park in the motorcycle designated space. Your neighbors appreciate your consideration.

DEHUMIDIFIERS SUGGESTED DURING RAINY SEASON

During rainy season, in order to minimize possible musty smell in your home, especially if you live in a lower unit, you may want to get a few dehumidifiers to extract moisture out of the air. In addition, during the damp months, you may also want to leave a fan or something on to circulate the air. And when you're home, if possible, you may want to leave a door or window open for fresh air.

EMAIL AUTHORIZATION FORM INCLUDED –MANY STILL OUTSTANDING

Included with this newsletter is another form to authorize the association to send meeting notices and other documents by email rather than by regular mail. Most owners are already receiving email newsletters, but State law requires certain documents to be mailed unless there is a written authorization. If you are willing to help reduce mailing costs and are able to accept Emails, please fill out and return the authorization. (If you have already returned this form, please ignore this reminder). It may be faxed, mailed, or emailed. Thank you.

ASSOCIATION TO REPAIR LEAKY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners &

residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailling address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for **March 21, 2011, at 6PM, at the Meeting Room of 7610 Hollister**. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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